



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before Kittitas County Community Development Services for the Administrative Use Permit of Harrell & Sons Farm Accessory Dwelling Unit (AU-14-00003), the Administrator makes the following Findings of Fact, Conclusions of Law and Decision related to the above reference matter:

1. Harrell and Sons Farms, LLC, landowner, has submitted an Accessory Dwelling Unit application on an approximate 237.29 acre parcel on November 12, 2014 for permission to construct an Accessory Dwelling Unit. A Notice of Application was issued on February 4, 2015. This notice was mailed to government agencies, adjacent property owners and the applicant as required by law.
2. Community Development Services finds that the site proposed for the Accessory Dwelling Unit is located at to the west of the Ellensburg city limits at 3471 Hanson Road, in a portion of Section 06, T17N, R18E, WM in Kittitas County, bearing Assessor's map number 17-18-06010-0001. The subject property is zoned Agriculture 20.
3. Community Development Services finds that the granting of the proposed Accessory Dwelling Unit Permit will not:
  - a. Be detrimental to the public health, safety and general welfare.
  - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
  - c. Be injurious to the uses, property, or improvements adjacent to and in the vicinity of the site upon which the proposed use is to be located.
4. Community Development Services finds the granting of the proposed Accessory Dwelling Unit permit is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan, and any implementing plan.
5. Community Development Services finds that the granting of the proposed Accessory Dwelling Unit permit meets the density requirements of the zone.
6. Community Development Services finds that the following conditions are required for approval of the Accessory Dwelling Unit (ADU):
  - a. ADUs shall be allowed as a permitted use within designated UGAs;
  - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside of UGAs;
  - c. Only one (1) ADU shall be allowed per lot;
  - d. Owner of the property must reside in either the primary residence or the ADU;
  - e. The ADU shall not exceed the square footage of the habitable area of primary residence;
  - f. The ADU shall be designed to maintain the appearance of the primary residence;
  - g. All setback requirements for the zone in which the ADU is located shall apply;
  - h. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
  - i. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - j. The ADU shall provide additional off-street parking;

- k. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists;
- l. An ADU must have adequate acreage to meet maximum density within the zone classification; &

Based upon the above mentioned Findings of Facts and Conclusions of Law the Harrell & Sons Farm Accessory Dwelling Unit (AU-14-00003) is hereby **approved**. Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the \$500 appeal fee, on or before **April 15, 2015 at 5:00 pm**. The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.

**Responsible  
Official:**

 Robert 'Doc' Hansen

**Title:** Kittitas County Planning Official

**Address:** Kittitas County Community Development Services  
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**Date:** April 1, 2015